

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: M/47/26/HH

LOCATION: 159 Middleton Road
Middleton-on-sea
PO22 6DF

PROPOSAL: Two storey side extension with front and rear dormers, new front porch, installation of new car port, and alterations to fenestration, following the demolition of existing front extension and hut.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Middleton Parish Council - No objection.

Middleton On-Sea Association - No objection.

One neighbour has raised concerns regarding access to the site for delivery of plant and materials, as the applicants do not benefit from vehicular access via Middleton Road, but by Sundale Lane only.

Matters of ownership cannot be considered as part of a planning application. If the applicants were to use land owned by a neighbour to facilitate their development, they would need the owners permission.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - Objection

Runoff destination

1.1.The Water Management Plan drawing shows rainwater harvesting with an overflow to a crate soakaway. The proposed underground water tank and water butts are sufficient to address the water reuse priority.

1.2.The proposed method of disposal of surface water is discharged to ground via infiltration but no ground investigation is provided to prove feasibility and no other alternative means of disposal is demonstrated to be feasible.

1.3.Guidance on ground investigation to support proposals to discharge to ground via infiltration is provided on Arun DC web pages here: <https://www.arun.gov.uk/surfacewater>.

1.4.The runoff destination is not currently in accordance with the requirements of the NSfS Standard 1. Therefore, we object to the application.

Extreme rainfall and flooding

3.1.The Water Management Plan drawing shows rainwater harvesting with an overflow to a crate

soakaway. The soakaway would need to be assumed to be full in order to cater for extreme rainfall.

3.2.No calculations are provided for the drainage system to demonstrate feasibility and accordance with sustainable drainage standards. The additional area should be attenuated, or the infiltration feature sized to accommodate large return period storms.

3.3.The drained areas should be clarified and runoff for the drained area should be calculated for the design storm based upon up to date rainfall data. Guidance is provided on ADC webpages - <https://www.arun.gov.uk/surfacewater>.

3.4.Management of extreme rainfall is not currently in accordance with the requirements of the NSfS Standard 3. Therefore, we object to the application.

POLICY CONTEXT

Lidsey Treatment Catchment Area.

Area of Character.

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM4	HER DM4 Areas of Character
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site includes a semi-detached chalet bungalow with outbuildings and an existing front extension. The proposal is for a two-storey side extension, front and rear dormers, a porch, carport and amendments to fenestration.

Following the removal of the existing front extension, a new porch is proposed, measuring 1.25m in depth and 1.8m in width. The proposed porch is compliant with Arun Design Guide (ADG) advice in that the proposed depth is less than 1.5m, there is no projection beyond the established front building line and has a pitched roof, a sensitive choice considering nearby architectural form. The addition of this porch extension would also help provide the host dwelling with a more logical, appropriate front elevation, considering access to the site is taken from Sundale Lane, improving the relationship between the host dwelling and street scene.

Four new dormers are proposed as part of the application, two on each of the front and rear roof slopes, set within the existing roof profile. All dormers would be 2m in width and would have pitched roofs, appropriate for their setting and subservient nature. In terms of compliance with the ADG, the dormers

are symmetrically and set centrally on the roof slopes, away from hips and ridges. The neighbour immediately to the west also has four dormers (two on each of the front and rear); the dormers would not be out of character with the locality and would not result in harm to design or visual amenity.

The proposed two-storey side extension would be sited on the eastern flank elevation, with a depth equal to that of the host dwelling and a width of 2.5m. Consequently, the side extension would be set in from the eastern site boundary (shared with a neighbouring dwelling, Shawleigh) by 2.7m, compliant with ADG guidance. Further to this, the modest 2.5m width is less than 70% of the existing frontage, as required by the ADG.

However, the ADG does advise that side extensions should be set down from the ridge height of the host dwelling and back from the front elevation, in order to appear as a subservient addition; the side extension conflicts with the advice. Given that the property is set back from the highway by a considerable distance (23.5m) and the continuation of the existing roof form, there would be no harm to the design and visual amenity in this instance.

The proposed car port would be sited in the north-west corner of the site, adjacent to the neighbouring outbuilding at 157 Middleton Road. The car port would be 6.2m in width and 5.2m in depth, with a pitched roof at a height of 3.9m. The host dwelling benefits from a substantial frontage; the car port would not be overly dominant or harm the existing relationship with the street scene. The car port would be clad with painted weatherboarding, to match that proposed on the main dwelling. The oak frames are considered to be an appropriate, high-quality material and would not result in harm to design or visual amenity.

Considering the changes proposed to the internal layout and the extensions proposed, it has been necessary to amend the siting and scale of fenestration. The proposed changes are appropriate for the residential setting and would not result in harm to design or visual amenity.

The proposal is in accordance with Arun local Plan policies D DM1 and D DM4 in regard to design and visual amenity.

NEIGHBOURING RESIDENTIAL AMENITY

The side extension would be set in from the side boundary with Shawleigh by 2.7m. While there is an outbuilding in the neighbouring rear garden, which would be adjacent to the side extension, the likely use and nature of this building would mean that any overbearing or overshadowing impacts would be minimal, resulting no harm to residential amenity. Moreover, the mature planting on the shared boundary further mitigates against any overbearing or overshadowing impacts that could be experienced by those using the rear garden at Shawleigh. Given the distance between the proposed side extension and southern flank of Shawleigh, coupled with the existing boundary treatment, there would be no harm to residential amenity by way of overbearing or overshadowing for those using the neighbouring dwelling itself.

The carport, by way of its siting towards the front of the property, adjacent to a similar neighbouring outbuilding, would not result in harm to neighbouring amenity by way of overbearing or overshadowing impacts. Similarly, the outbuilding would be set 3.5m back from the footpath, resulting in no harm to any who may use it.

The porch would be set centrally on the front elevation, away from any of the site boundaries, resulting in no harm to neighbouring amenity by way of overbearing or overshadowing.

Similarly, the four dormers would be sited within the existing roof profile and would be set down from the ridge, resulting in no harm to neighbouring amenity by way of overbearing or overshadowing.

The carport and porch, considering their siting at ground floor level, would have no implication in regard to overlooking. Similarly, the proposed amendments to ground floor fenestration would not give rise to any additional overlooking.

The two rear dormers would offer views into the neighbouring garden at 157 Middleton Road and the service yard to the rear of the commercial unit at 161 Middleton Road. These views are not materially different from those available from the existing dormer window and are equal to those achievable from the dormers at 157 Middleton Road into neighbouring properties. The two front dormers would introduce fenestration to the front of the property at first floor level. The views available would be of the frontages of neighbouring properties and the highway, similar to the front dormers at 157 Middleton Road. However, oblique view may be achievable in to rear garden and first floor windows of Shawleigh, to the east. However, given the extent of any views available and existing nearby development, these would not result in undue harm to neighbouring amenity by way of overlooking.

The side extension proposes only one window at first floor level on its eastern flank, which would serve a bathroom. It is noted that the submitted plans indicate that this window would be obscurely glazed. Given the siting and size of this window, it would not be reasonable to attach a condition to this planning permission restricting this window to be obscurely glazed. Therefore, the side extension would not result in any harm to neighbouring amenity by way of overlooking.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring residential amenity.

LIDSEY TREATMENT CATCHMENT AREA

The site is located within in the Lidsey Treatment Catchment Area. As such, the Council's Drainage Engineers have been consulted on the proposed development.

The drainage engineers have objected on the grounds that no surface water runoff location has been provided, as required by Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS). They also objected on the grounds that flood risk may be increased elsewhere.

A side extension and porch with similar footprints to those proposed in this application could be constructed under permitted development rights. It should also be noted that the proposed porch is considerably lesser in footprint than that existing.

The carport does not benefit from a similar permitted development fallback position, considering its proposed siting forward of the front building line, within 2m of the site boundary. However, the existing shed proposed for removal is 9.4sqm, in addition to the removal of the proposed front extension. Considering this, and the fact the carport would be erected on existing hard standing, on balance, the proposal is acceptable in this instance.

It should be noted that, while not sufficient to gain support from the drainage engineer's, the applicant has advised that rainwater management has been incorporated into the carport (guttering, water butts or raised beds).

While the proposal is in partial conflict with Arun Local Plan policies W DM1 and W DM3, there would not be unacceptable harm by way of drainage implications or flood risk.

AREA OF CHARCATER

The site lies within the Middleton Road part of the Middleton On-Sea Area of Character (AOC). The Middleton Road section of the AOC focuses on the high street / parade to the south and dwellings

adjacent to the road, however does note that most dwellings are 1.5 or 2 storeys in height, include mature landscaping and are set back from the road.

While the carport would be erected forwards of the front building line, the property would retain a large frontage. Mature screening would be retained on the western site boundary and there would be no increase in ridge height.

Therefore, the proposal can be considered to have a neutral impact on the non-designated heritage asset and is in accordance with Arun Local Plan policy HER DM4 and paragraph HE7 of the NPPF.

SUMMARY

The proposal is broadly in accordance with relevant local and national policies and is therefore recommended for approval, subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following

approved plans:

Location Plan 1000 A
Proposed Site Plan 1001 A
Proposed Elevations 1003
Proposed Roof Plan and Elevations 1004
Proposed Floor Plans 1005
Proposed Carport Elevations 1006

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the NPPF.